

**GLENPARK PARKING ENFORCEMENT RULE
REVISED AND ADOPTED ON OCTOBER 9, 2024**

POLICY FOR GLENPARK RESIDENTS (i.e.; Homeowners and tenants)

1. NEIGHBORHOOD STREET (GLENPARK PLACE): NO PARKING IS ALLOWED ON THE GRASS, ON SIDEWALKS, BLOCKING DRIVEWAYS, AND ALONG STREET THROUGHWAYS. (Important Note: Even though the Town of Cary has assumed responsibility for our street, they have indicated to the Association that the Glenpark Covenants can still be enforced regarding street parking, excluding the towing of a vehicle absent appropriate signage).

2. GLENPARK COMMON AREA PARKING SPACES: NO PARKING IS ALLOWED IN THE COMMON AREA PARKING SPACES LOCATED AT THE BOTTOM OF THE STREET, EXCEPT FOR THEIR EXPRESS DESIGNATED USE.

There are a total of thirteen (13) marked parking spaces located at the bottom of the street with five (5) different categories of uses designated for those spaces. These categories are: 1) "Visitor" Only Parking; 2) Resident "Reserved" (Limited Use) Parking; 3) "Fifteen (15) Minute Mail Pickup" Parking; 4) General Use "Handicapped" Parking; and 5) "Resident-Reserved Handicapped" parking. Rules for each category are listed below:

"VISITOR" PARKING: *There are six (6) parking spaces that are marked "Visitor" and located side-by-side/directly adjacent to Unit 161 that are reserved for VISITOR PARKING ONLY. NO RESIDENT PARKING is allowed in these spaces at any time. No pass is required for visitors staying less than 24 hours .*

RESIDENT "RESERVED" (LIMITED USE **) PARKING: *There are four (4) parking spaces that are marked "Reserved" and located adjacent to/near the mailbox area that are reserved for residents only and have limited use requirements attached to them. No pass is required, UNLESS a resident needs to park in a space longer than limited use allows (see below for description of Limited Use). NO VISITOR PARKING is allowed in these spaces.*

LIMITED USE PRECLUDES** *using those "Reserved" spaces for: 1) overnight parking (i.e.; from 11 PM–6 AM); and/or 2) for continual, habitual, or exclusive use.*

FIFTEEN (15) MINUTE MAIL PICK-UP PARKING: *There is one (1) space that is marked and strictly reserved for residents only to use when picking up their mail. No visitor parking is allowed in these spaces at any time, and resident use is strictly limited to the time limitation stated on the sign.*

GENERAL USE “HANDICAPPED” PARKING: *There is one (1) handicapped parking space that is marked and available primarily for VISITOR USE, but would also allow for a resident to park in the space FOR LOADING/UNLOADING PURPOSES ONLY.*

“RESIDENT-RESERVED HANDICAPPED PARKING:” *There is one (1) specially designated Handicapped parking space that is marked with signage and reserved for the exclusive/sole use of the handicapped resident residing at Unit 135 while that resident is living in Glenpark. NO OTHER RESIDENTS OR THEIR VISITORS ARE ALLOWED TO PARK IN THIS SPACE AT ANY TIME.*

START DATE OF ENFORCEMENT: SEPTEMBER 10, 2023

AUTHORITY:

These procedures have been developed and adopted under the general authority found in Article 4.02(f) and Article 7.03 of the Glenpark CCR’s; Article 8 section1(a) of the Glenpark By-Laws, and after consultation with the Town of Cary. They are meant to work in the best interests of all Glenpark residents and can be amended, as necessary.

RATIONALE FOR IMPLEMENTATION:

Article 4.02 of the Glenpark CCR’s gives each homeowner a **non-exclusive** and perpetual right and easement of use and enjoyment to Glenpark common areas (which includes the parking spaces at the bottom of the street). However, the CCR’s also give the Board the authority to develop and implement reasonable rules and regulations regarding the use of common areas, including parking.

These enforcement rules are meant to be balanced in nature—that is, they have been developed by giving consideration to both the rights of residents to use the common area parking spaces from time to time as well as giving consideration to the rights of all Glenpark residents to have parking spaces readily available to accommodate the need for guest parking. It should be noted that the Glenpark CCR’s make it clear that residents should primarily use their garages for parking purposes but are allowed to park their vehicle(s) in their driveway, if necessary. Implicit in that directive is the assumption that residents should be able to find adequate parking for their vehicles in either their garage or driveway since those two (2) areas can readily accommodate up to four (4) vehicles in total.

However, the Association realizes that there may be times where a resident has a legitimate need to park his or her vehicle somewhere other than on their property for a **LIMITED** period of time. Given that fact, this Rule has been developed such that legitimate needs can be addressed. It is important to understand that If a resident finds they have a need to park their vehicle(s) on a long-term or recurring basis somewhere other than in their garage or driveway,

they will need to find suitable off-site parking for that vehicle(s). In this way, the parking rights of all Glenpark residents can be treated equally without giving preferential treatment to one resident over another.

PENALTIES FOR VIOLATIONS:

Illegally parked vehicles will be subject to sanctions, including daily monetary fines of up to \$100/day, after notice and opportunity for hearing is given and a violation is confirmed.

NOTIFICATION PROCESS FOR VIOLATIONS:

Residents will be given appropriate notification that a violation has occurred (which first includes as a courtesy, an informal notice called a “Friendly Reminder”) that will include the timeframe for correcting the violation (i.e.; 24 hours). If the violation continues, a formal Notice of Violation will then be sent containing certain information (including a hearing date), and notification that they have the right to request a hearing before the Board within the timeframe specified in the CCR’s/violation letter.

The Board can and will hold a hearing, even in the absence of a homeowner request, to confirm whether a violation has occurred. It will then promptly inform the homeowner of its decision and the need/timeframe for taking corrective action, if necessary. If the violation is not corrected in the timeframe required, then the Board will take appropriate action, which can include daily monetary fines of up to \$100/day.

LONGER-TERM USE PROVISIONS—GUEST/RESIDENT PASSES

For Residents: IF a resident has a legitimate need to use one of the four (4) resident “Reserved” (Limited Use) parking spaces for longer than generally allowed under this Parking Rule, they must obtain a parking pass from a current Board member.

For Guests Staying 24 Hours or More On-Site: IF a resident can NOT accommodate their guest in their garage or driveway for the duration of the guest’s stay, they MUST obtain a parking pass for that guest from a current Board member—which will allow that guest to park in a VISITOR PARKING space. **NOTE: For short-term guests, etc. (i.e.; those visiting less than 24 hours), a resident will not need to acquire a parking pass but must still have their guest park only in a “Visitor” parking space, if unable to accommodate them in their garage or driveway.**

ANY PARKING PASS GIVEN BY THE BOARD SHOULD BE DISPLAYED IN A PROMINENT LOCATION ON THE VEHICLE’S DASHBOARD.

TO OBTAIN A PARKING PASS FROM A BOARD MEMBER, PLEASE REFER TO THE GLENPARK PROPERTY MANAGEMENT GENERAL WEBSITE FOR THE MOST UP TO DATE LISTING OF BOARD MEMBERS AND THEIR CONTACT INFORMATION. PLEASE ALLOW 24 HOURS FOR OBTAINING A PASS.

